

**MINUTES OF THE PLAN COMMISSION MEETING
MONDAY, MAY 11, 2009 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, May 11, 2009 at 7:30 P.M. Present were Mayor Greg Hoffman, Dan Varga, Jeff Labs, Mike Tzanakis, Peter Drogemuller, Rick Rubenzer and Tom Hubbard. Absent were Dave Cihasky, Alderman Jason Anderson and Curt Stepanek. Also attending were City Planner Jayson Smith, Bruce Nimmer of Sienna Corporation, Bruce Hayhoe Sr. of Woods & Water Realty, Jeanette Kelly of 1165 Pine Acre Lane, Carole Mickesh of 7768 County Hwy. "Q", Carol Gehl of 7635 161st Street, Russ Blair of 228 Oak Knoll Drive, Henry Boschen of 7736 178th Street, Pat Popple of 561 Summit Avenue, Wendy Loew of Colfax, Rosemary Loew, Vera Hemminger of 1175 Evergreen Lane, Ted Wajek of 13688 80th Avenue, Mario Petrilli of 1101 Weatherridge Road, Jane Lardahl of 1103 Weatherridge Road, Jon Sorenson of 919 Wissota Green Boulevard and Dale McGraw of 12568 44th Ave.

1. **Motion** by Tzanakis, seconded by Hubbard, to approve the minutes of the April 13, 2009 Plan Commission meeting. All present voting aye. Motion carried.

2. Bruce Nimmer of Sienna Corporation appeared to summarize Sienna's request for an amendment of C.U.P. Resolution #05-02. He explained that Sienna wanted to make forty larger lots out of sixty-one original lots and change Manor Lots and Cottage Lots to Type I Manor Lots. All changes to make the Wissota Green Subdivision a residential development more typical of the City of Chippewa Falls.

Mayor Hoffman opened the public hearing. Bruce Nimmer of Sienna Corporation spoke in favor of Conditional Use Permit #09-01. Jon Sorenson of #919 Wissota Green Boulevard asked if lots where existing houses are built could be modified. Bruce Hayhoe Sr. answered "yes" and that he would work with Mr. Sorenson toward a reasonable solution. Mayor Hoffman closed the public hearing.

Motion by Hubbard, seconded by Varga, to approve C.U.P Resolution #09-01 (attached) amending existing C.U.P. Resolution #05-02 and allowing sixty one original lots in the Wissota Green Subdivision to be re-divided into forty larger lots. All present voting aye. Motion carried.

3. Bruce Hayhoe Sr. presented the attached preliminary Certified Survey Map (CSM) for consideration. He stated that the hotel was for sale and that both lots created by the proposed Certified Survey Map would initially be under the same ownership. He continued that the owner wished to place multi-family housing on proposed Lot #1 of the CSM. Rubenzer stated that the proposed subdivision would result in an irregular "L" shaped lot which is discouraged in Chapter 18 – Subdivision and Platting. He continued that there was at least one other instance from the past where an "L" shaped lot had been allowed (Wheaton Street). Also that the entire parcel is zoned C-4 Highway Commercial and that multi-family housing is not a permitted use in that zoning designation.

After additional discussion, there was a **motion** by Varga and a second by Hubbard, to recommend that the Common Council approve the attached preliminary Certified Survey Map dividing the Glen Loch Motel parcel into two lots, contingent upon payment of the \$100 fee. All present voting aye. Motion carried.

Bruce Nimmer and Bruce Hayhoe Sr. left the meeting at this point.

4. The Plan Commission discussed a date and time for a special meeting to “find facts” from the official record dating until the October 27, 2008 public hearing and granting of the now remanded Conditional Use Permit Resolution #08-05. Monday, June 1st, 2009 at 6:30 P.M. was the date and time chosen.

Motion by Hubbard, seconded by Varga, to adjourn at 7:58 P.M. All present voting aye. Motion carried.

Richard J. Rubenzer, P.E. - Secretary
Plan Commission